

**RUSH
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**7 Warren Drive, Battle, TN33 0FW
£425,000 Freehold**

Family Living In The Heart of Battle - Detached Home Within Walking Distance of Schools, Mainline Railway Station & Town Centre.

Positioned within one of Battle's most convenient and family-friendly locations, this attractive detached home was built in 2021 and offers stylish, low-maintenance living within walking distance of everything that makes the town so highly sought after. Perfectly suited to modern family life, the property enjoys an enviable position within easy reach of the renowned Claverham Community College, Battle's bustling High Street, mainline railway station, highly regarded GP and dental surgeries, together with a wealth of picturesque countryside walks right on the doorstep. Beautifully presented throughout, the accommodation comprises a welcoming entrance hall, generous living room, cloakroom/WC and an impressive kitchen/dining room with French doors opening onto the rear garden, creating a superb space for everyday family living and entertaining alike. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom. One of the bedrooms is currently arranged as a dressing room and home office, highlighting the versatility of the accommodation. Outside, the rear garden enjoys a patio seating area, generous lawn and garden shed, whilst a private driveway provides off-road parking and gated side access. Finished with an attractive blend of brick and weatherboard elevations, this eye-catching home benefits from the reassurance of the remaining new-build warranty and offers a rare opportunity to secure a modern detached house in the heart of Battle, perfectly placed to enjoy the town's excellent schools, amenities, transport links and wonderful surrounding countryside.

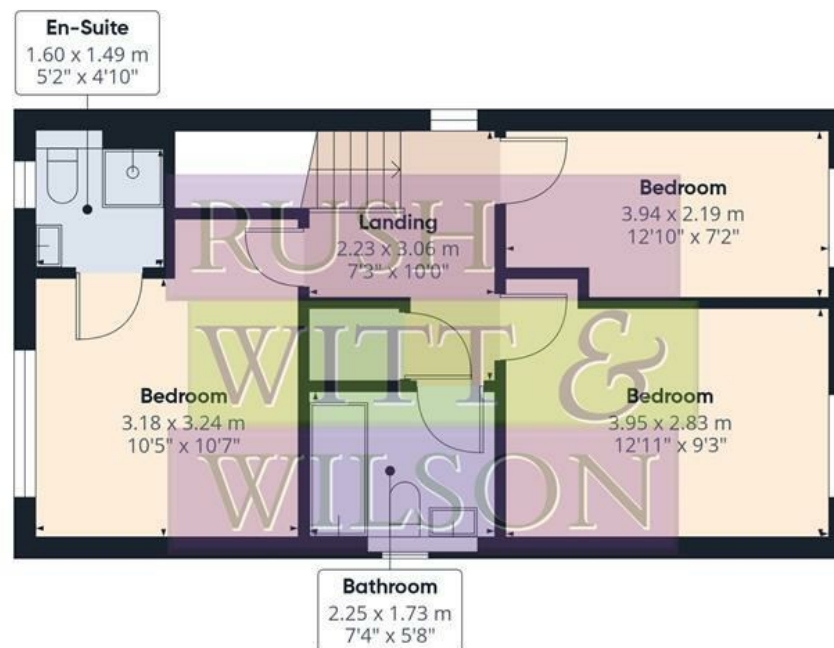








Floor 0



Floor 1



Approximate total area⁽¹⁾

89.6 m²

964 ft²

Reduced headroom

1.1 m²

12 ft²

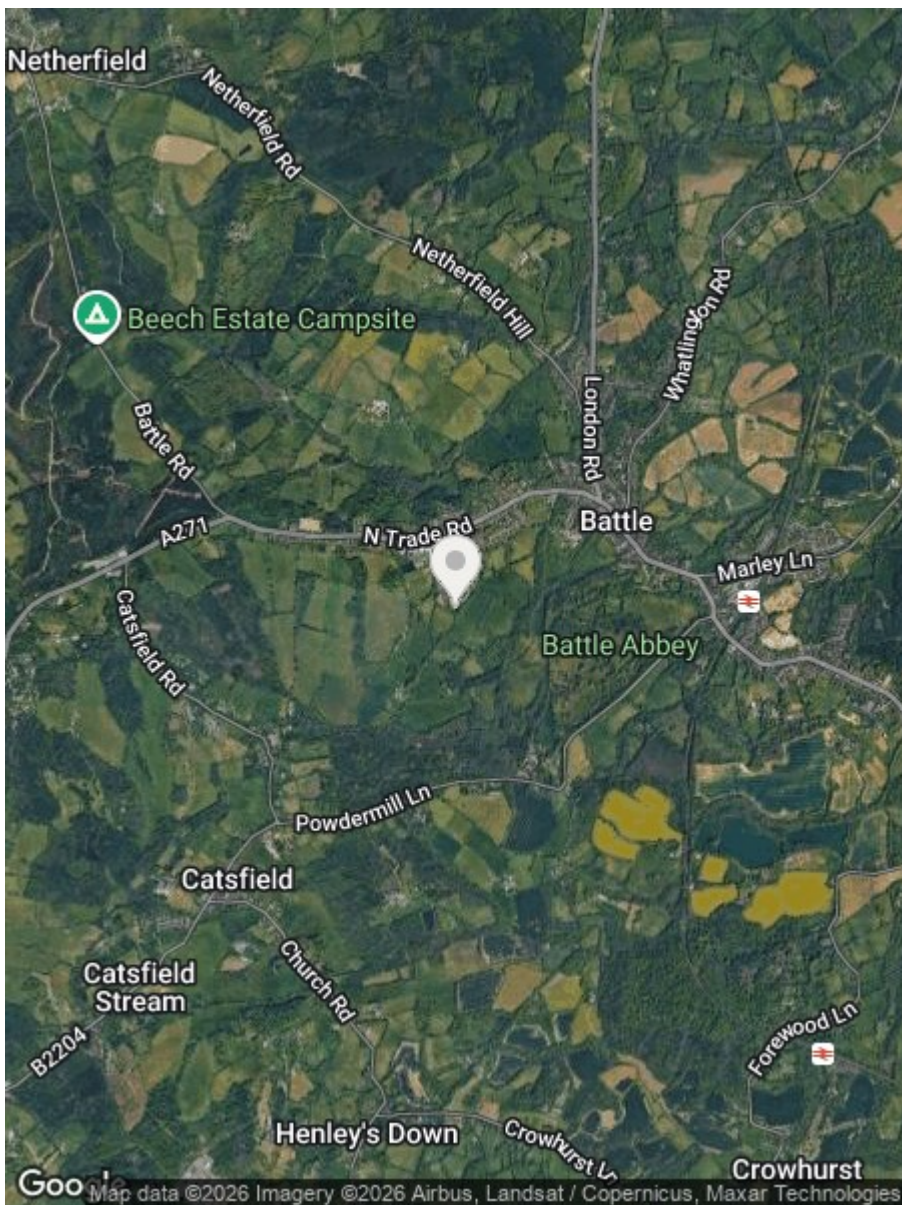
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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